



Compendium of Innovative Practices

***Maharashtra Real Estate
Regulatory Authority
(MahaRERA)***

2026

Innovative Practice 2: Integration of MahaRERA Portal with Building Plan Management Systems for Verification of Commencement and Occupation Certificates

Background

MahaRERA mandates submission of valid Commencement Certificates (CC) as a pre-condition for registration of real estate projects and Occupation/Completion Certificates (OC) for closure of projects. However, in certain instances, promoters were found to have obtained MahaRERA project registration on the basis of fake or fraudulent Commencement Certificates, notably in some cases pertaining to Kalyan Dombivli Municipal Corporation.

Such instances posed a serious risk to homebuyers, undermined regulatory credibility, and highlighted systemic gaps in cross-verification of approvals issued by Planning and Competent Authorities. Given the large volume of projects registered with MahaRERA and the multiplicity of planning authorities across Maharashtra, manual verification of certificates was neither scalable nor reliable.

Policy and Administrative Intervention

To address this challenge, the Government of Maharashtra, vide Government Resolution dated 23.02.2023, directed all Planning / Competent Authorities in the State to integrate their Building Plan Management Systems (BPMS) and approval portals with the MahaRERA portal in a time-bound manner.

Innovative Practice Adopted by MahaRERA

Pursuant to the Government Resolution, MahaRERA integrated its portal with Building Plan approvals portal of different ULBs.

As on date, 481 Urban Local Bodies (ULBs) across Maharashtra have been successfully integrated with the MahaRERA portal, enabling seamless, system-driven verification of planning approvals at scale.

Under this innovation, MahaRERA no longer relies solely on documents uploaded by promoters. Instead, Commencement Certificates and Occupation Certificates are automatically fetched from the concerned BPMS of the issuing Competent Authority, thereby ensuring authenticity and eliminating the possibility of forged, fabricated, or tampered approvals.

Interim Measure Pending Full Integration

In cases of local bodies where system integration is yet to be completed, MahaRERA has instituted an interim verification mechanism. District-wise designated email IDs have been created exclusively for receiving Commencement Certificates and Occupation Certificates directly from Planning / Competent Authorities.

All Planning / Competent Authorities are required to attach and forward CCs and OCs to the designated MahaRERA email IDs immediately upon issuance. With effect from 19.06.2023, every Commencement Certificate submitted by a promoter along with an application for project registration is compared and verified with the certificate received directly from the concerned Competent Authority prior to further processing.

Impact

This innovation marks a significant shift to system-based verification. With 481 ULBs already integrated, MahaRERA has institutionalised a scalable and technology-driven verification framework across the State.

It has strengthened consumer protection by preventing registration of projects based on fraudulent approvals, enhanced inter-departmental coordination, and reinforced the integrity of the MahaRERA registration process.